

Newton, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Tuesday, June 30, 2026

Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units	63	81	18	101	97	-4	98	97	-1	54	0	-54
Avg. Days on Market	44	48	4	51	67	16	54	159	105	80	0	-80
Avg. List Price	\$1,325,866.65	\$1,427,428.38	\$101,561.73	\$1,378,931.53	\$1,346,805.53	-\$32,126.00	\$1,279,042.51	\$1,346,805.53	\$67,763.02	\$1,334,757.41	\$0.00	-\$1,334,757.41
Avg. List \$ / SqFt	\$638.08	\$664.58	\$26.50	\$606.73	\$617.04	\$10.31	\$614.57	\$617.04	\$2.47	\$636.29	\$0.00	-\$636.29
Approx. Absorption Rate	35.71%	34.47%	-1.24%	23.60%	29.21%	5.61%	26.45%	20.70%	-5.75%	48.77%	0.00%	-48.77%
Approx. Months Supply of Inventory	2.80	2.90	0.10	4.24	3.42	-0.82	3.78	4.83	1.05	2.05	0.00	-2.05
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Taken)	126	140	14	189	165	-24	132	0	-132	99	0	-99
Avg. Original List Price	\$1,311,520.44	\$1,362,290.35	\$50,769.91	\$1,330,705.75	\$1,273,042.85	-\$57,662.90	\$1,230,993.84	\$0.00	-\$1,230,993.84	\$1,282,387.86	\$0.00	-\$1,282,387.86
Avg. Original List \$ / SqFt	\$636.33	\$643.99	\$7.66	\$594.10	\$614.23	\$20.13	\$603.43	\$0.00	-\$603.43	\$613.40	\$0.00	-\$613.40
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Price Changed)	20	18	-2	51	37	-14	26	0	-26	24	0	-24
Avg. Original List Price	\$1,178,404.40	\$1,247,772.22	\$69,367.82	\$1,304,837.04	\$1,485,267.41	\$180,430.37	\$1,374,026.85	\$0.00	-\$1,374,026.85	\$996,325.00	\$0.00	-\$996,325.00
Avg. Original List \$ / SqFt	\$587.50	\$728.05	\$140.55	\$588.62	\$595.53	\$6.91	\$610.70	\$0.00	-\$610.70	\$647.35	\$0.00	-\$647.35
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Went Pending)	76	95	19	113	123	10	87	0	-87	86	0	-86
Avg. List Price	\$1,307,320.59	\$1,246,916.31	-\$60,404.28	\$1,252,218.58	\$1,197,272.28	-\$54,946.30	\$1,149,532.03	\$0.00	-\$1,149,532.03	\$1,284,130.79	\$0.00	-\$1,284,130.79
Avg. List \$ / SqFt	\$609.95	\$621.92	\$11.97	\$591.25	\$605.81	\$14.56	\$613.62	\$0.00	-\$613.62	\$603.07	\$0.00	-\$603.07
Avg. Days to Offer	42	40	-2	32	33	1	45	0	-45	57	0	-57

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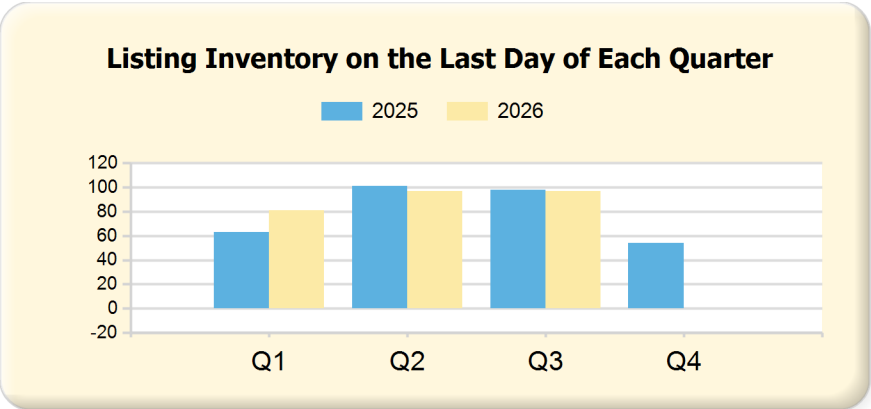
Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.
Closed Units (Sold)	50	64	14	87	95	8	100	0	-100	79	0	-79
Avg. Days on Market	69	55	-14	46	54	8	45	0	-45	59	0	-59
Avg. Days to Offer	51	42	-9	32	44	12	29	0	-29	44	0	-44
Avg. Sale Price	\$1,215,374.68	\$1,273,750.00	\$58,375.32	\$1,302,328.60	\$1,184,795.53	-\$117,533.07	\$1,203,001.08	\$0.00	-\$1,203,001.08	\$1,168,896.20	\$0.00	-\$1,168,896.20
Avg. Sale \$ / SqFt	\$530.60	\$586.08	\$55.48	\$605.71	\$628.63	\$22.92	\$619.57	\$0.00	-\$619.57	\$620.00	\$0.00	-\$620.00
Avg. List Price	\$1,239,550.76	\$1,294,439.05	\$54,888.29	\$1,292,923.87	\$1,195,454.21	-\$97,469.66	\$1,227,622.99	\$0.00	-\$1,227,622.99	\$1,186,124.04	\$0.00	-\$1,186,124.04
Avg. List \$ / SqFt	\$537.86	\$595.96	\$58.10	\$599.66	\$633.72	\$34.06	\$629.79	\$0.00	-\$629.79	\$628.76	\$0.00	-\$628.76
Avg. Original List Price	\$1,261,034.76	\$1,314,967.95	\$53,933.19	\$1,311,871.11	\$1,203,895.79	-\$107,975.32	\$1,246,926.99	\$0.00	-\$1,246,926.99	\$1,211,801.10	\$0.00	-\$1,211,801.10
Avg. Original List \$ / SqFt	\$546.19	\$609.80	\$63.61	\$608.79	\$639.22	\$30.43	\$638.59	\$0.00	-\$638.59	\$641.65	\$0.00	-\$641.65
Avg. Sale Price as % of List Price	98.44%	98.33%	-0.11%	101.11%	99.41%	-1.70%	98.25%	0.00%	-98.25%	98.54%	0.00%	-98.54%
Avg. Sale Price as % of Original List Price	96.94%	96.49%	-0.45%	99.64%	296.67%	197.03%	96.84%	0.00%	-96.84%	96.47%	0.00%	-96.47%
Sold Units - Short Sale	0	0	0	0	0	0	0	0	0	0	0	0
Sold Units - Lender-Owned	0	0	0	0	0	0	0	0	0	0	0	0
12-Month Activity	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.
Units Listed	432	560	128	495	536	41	522	412	-110	546	305	-241
Units Price Changed	113	177	64	144	170	26	158	122	-36	190	85	-105
Units Went Pending	302	369	67	323	380	57	340	300	-40	349	215	-134
Units Sold	270	335	65	286	340	54	311	241	-70	316	159	-157

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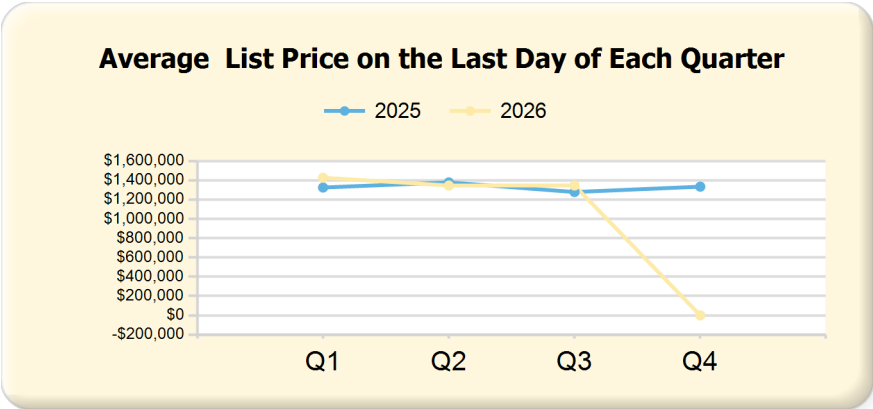
2026 vs. 2025 Per Quarter

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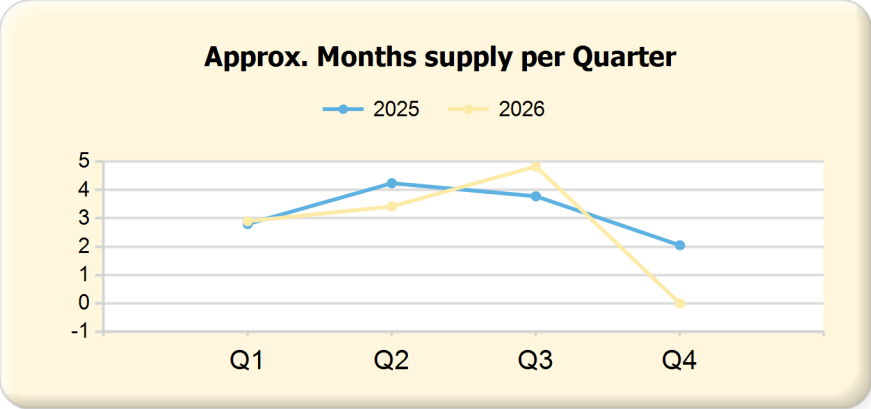
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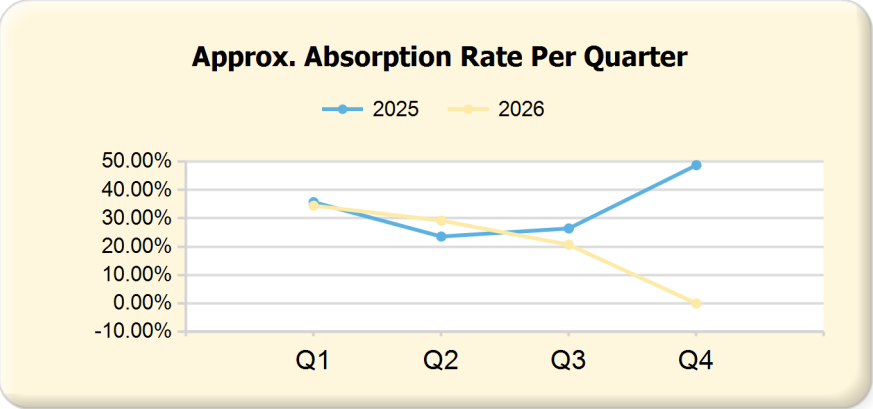
	Q1	Q2	Q3	Q4
2025	63	101	98	54
2026	81	97	97	0



	Q1	Q2	Q3	Q4
2025	\$1,325,866.65	\$1,378,931.53	\$1,279,042.51	\$1,334,757.41
2026	\$1,427,428.38	\$1,346,805.53	\$1,346,805.53	\$0.00



	Q1	Q2	Q3	Q4
2025	2.80	4.24	3.78	2.05
2026	2.90	3.42	4.83	0.00



	Q1	Q2	Q3	Q4
2025	35.71%	23.60%	26.45%	48.77%
2026	34.47%	29.21%	20.70%	0.00%

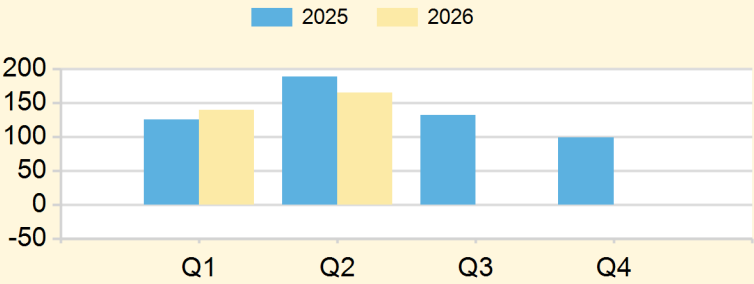
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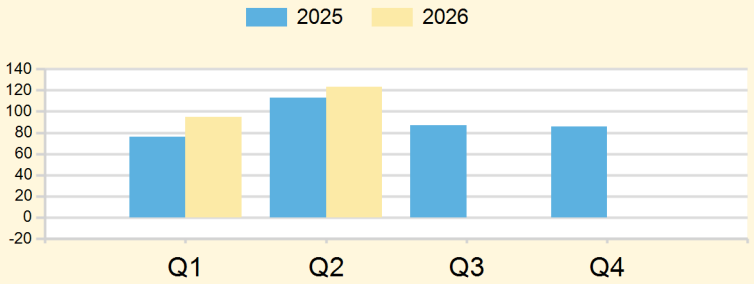
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Properties Listed During Each Quarter



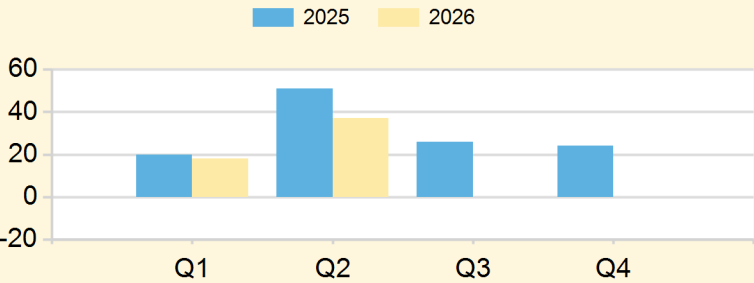
	Q1	Q2	Q3	Q4
2025	126	189	132	99
2026	140	165	0	0

Went Pending During Each Quarter



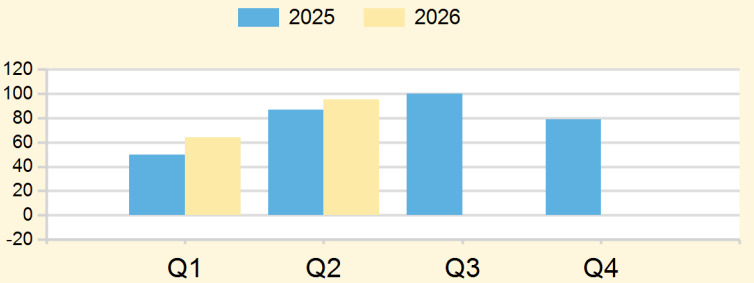
	Q1	Q2	Q3	Q4
2025	76	113	87	86
2026	95	123	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2025	20	51	26	24
2026	18	37	0	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2025	50	87	100	79
2026	64	95	0	0

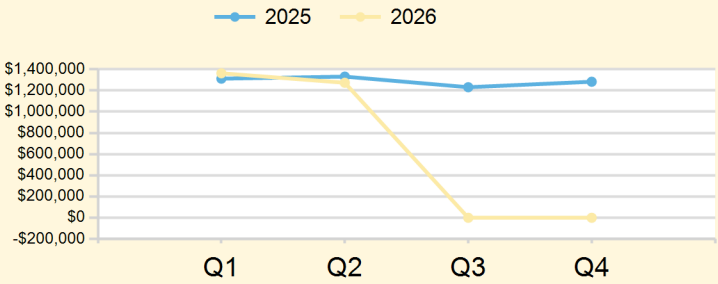
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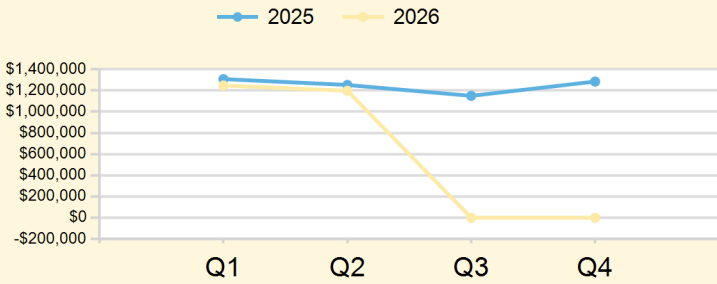
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Listed Properties - Average List Price For Each Quarter



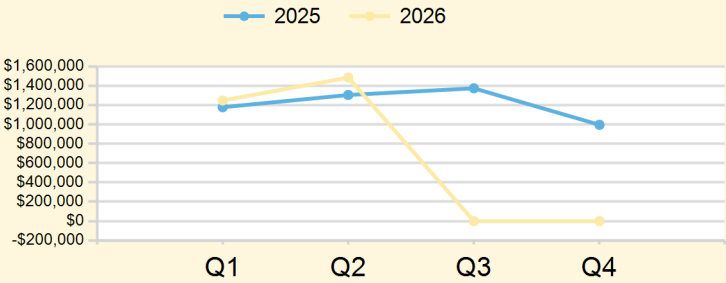
	Q1	Q2	Q3	Q4
2025	\$1,311,520.44	\$1,330,705.75	\$1,230,993.84	\$1,282,387.86
2026	\$1,362,290.35	\$1,273,042.85	\$0.00	\$0.00

Went Pending - Average List Price For Each Quarter



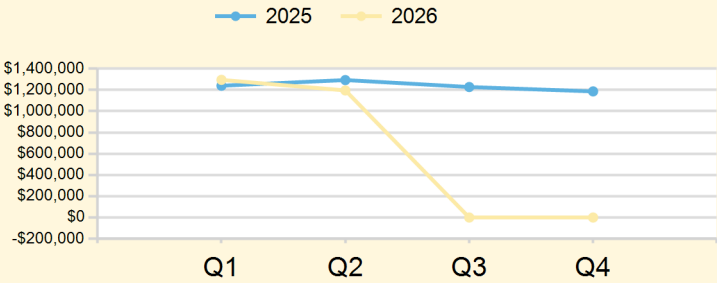
	Q1	Q2	Q3	Q4
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2026	\$1,246,916.31	\$1,197,272.28	\$0.00	\$0.00

Price Changed - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	\$1,178,404.40	\$1,304,837.04	\$1,374,026.85	\$996,325.00
2026	\$1,247,772.22	\$1,485,267.41	\$0.00	\$0.00

Sold Listings - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	\$1,239,550.76	\$1,292,923.87	\$1,227,622.99	\$1,186,124.04
2026	\$1,294,439.05	\$1,195,454.21	\$0.00	\$0.00

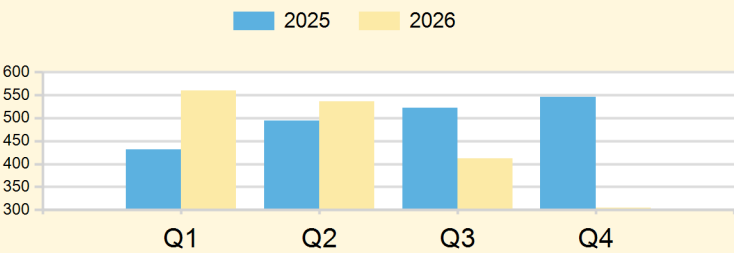
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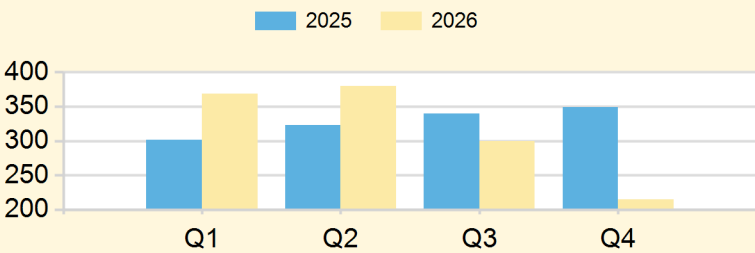
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Listed Between the Last Day of Each Quarter and 12 Months



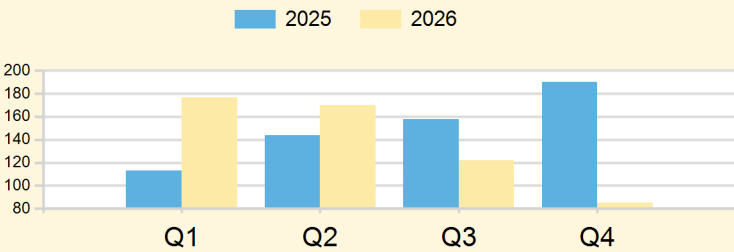
	Q1	Q2	Q3	Q4
2025	432	495	522	546
2026	560	536	412	305

Went Pending Between the Last Day of Each Quarter and 12 Months



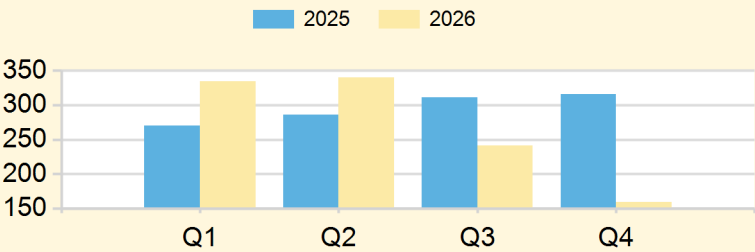
	Q1	Q2	Q3	Q4
2025	302	323	340	349
2026	369	380	300	215

Price Changed Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2025	113	144	158	190
2026	177	170	122	85

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2025	270	286	311	316
2026	335	340	241	159